

005.0

0002

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

979,500 / 979,500

USE VALUE:

979,500 / 979,500

ASSESSED:

979,500 / 979,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BURGER NIELS G	
Owner 2: ROSENBERG JULIE E	
Owner 3:	

Street 1: 40 LAKE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KAEMPF CLARK A -

Owner 2: MODICA CATHERINE -

Street 1: 40 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,964 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Wood Shingle Exterior and 2543 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7964		Sq. Ft.	Site		0	80.	0.74	1			Med. Tr	-10					474,421						474,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7964.000		497,700		7,400		474,400		979,500							
Total Card							0.183		497,700		7,400		474,400		979,500		Entered Lot Size					
Total Parcel							0.183		497,700		7,400		474,400		979,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
005.0-0002-0002.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	497,800	7400	7,964.	474,400	979,600	979,600
2019	101	FV	378,900	7400	7,964.	504,100	890,400	890,400
2018	101	FV	378,900	7400	7,964.	367,700	754,000	754,000
2017	101	FV	378,900	7400	7,964.	320,200	706,500	706,500
2016	101	FV	361,300	7400	7,964.	272,800	641,500	641,500
2015	101	FV	335,700	7400	7,964.	266,900	610,000	610,000
2014	101	FV	335,700	7400	7,964.	219,400	562,500	562,500
2013	101	FV	335,700	7400	7,964.	208,700	551,800	551,800

Parcel ID 005.0-0002-0002.A

!508!

PRINT

Date Time

12/10/20 16:17:18

LAST REV

Date Time

10/17/16 14:42:03

danam

508

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT							PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
KAEMPF CLARK A	47941-32		8/4/2006	Change>Sale		518,000	No	No							
MILLER BRIAN &	21711-466		1/27/1992			188,000	No	No	Y						

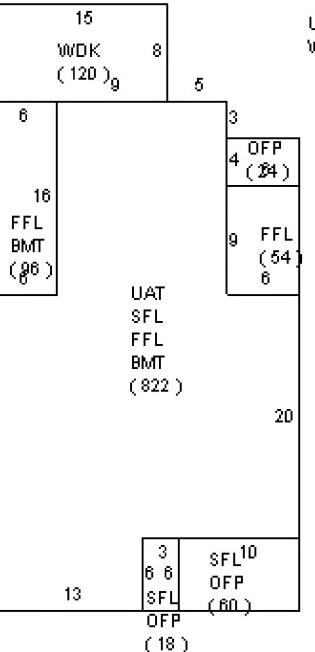
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2015	1370	Redo Bas	30,000		9/18/2015			Basement remodel f
5/30/2013	765	New Wind	6,000	C				
2/22/2013	239	Manual	17,151	C				
8/1/2011	780	New Wind	8,000					7 REPL WINDOWS
11/21/2008	1436	Siding	30,000					
3/16/2007	153	Wood Dec	18,000			G8	GR FY08	NEW DECK @ REAR /
1/3/2007	4	Redo Kit	85,000			G8	GR FY08	INT WORK
12/19/2006	1102	Manual	7,000			G8	GR FY08	renovate garage e
12/1/2006	1045	Inter-De	5,000			G8	GR FY08	KIT / BTH / CHIMNE
8/16/2001	562	Porch	2,500	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2016	Meas/Inspect	DGM	D Mann
10/17/2016	Permit Visit	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Meas/Inspect	189	PATRIOT
12/13/2006	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	OF=BMT SINK.																																																																																																																																																																				
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																																																																																						
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																																																																																																																																																																						
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																																																																																																																						
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																																																																																																																																																																					
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																																																																																																																																						
Sec Wall:	2 - Clapboard	50 %		OthrFix:	1	Rating:	Average																																																																																																																																																																					
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																																																																								
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1																																																																																																																																																																				
Color:	TAN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																																																																																																																																																																				
View / Desir:				Fpl:	1	Rating:	Good	Other																																																																																																																																																																				
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Grade:	C+ - Average (+)			CONDOS INFORMATION				Lvl 2																																																																																																																																																																				
Year Blt:	1895	Eff Yr Blt:		Location:		Total Units:		Lvl 1																																																																																																																																																																				
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Avg Ht/FL:	STD			Functional:																																																																																																																																																																								
Prim Int Wall:	2 - Plaster			Economic:																																																																																																																																																																								
Sec Int Wall:		%		Special:																																																																																																																																																																								
Partition:	T - Typical			Override:																																																																																																																																																																								
Prim Floors:	3 - Hardwood			Total:	4.6	%																																																																																																																																																																						
Sec Floors:		%		CALC SUMMARY																																																																																																																																																																								
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	130.00	COMPARABLE SALES																																																																																																																																																																						
Subfloor:				Size Adj.:	1.20379746	Rate Parcel ID Typ Date Sale Price																																																																																																																																																																						
Bsmnt Gar:				Const Adj.:	0.99989998																																																																																																																																																																							
Electric:	3 - Typical			Adj \$ / SQ:	156.478																																																																																																																																																																							
Insulation:	2 - Typical			Other Features:	89250																																																																																																																																																																							
Int vs Ext:	S			Grade Factor:	1.10																																																																																																																																																																							
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																																																																																																																																																																							
Heat Type:	1 - Forced H/Air			NBHD Mod:																																																																																																																																																																								
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Solar HW:	NO	Central Vac: NO		Depreciation:	24001																																																																																																																																																																							
% Com Wall:		% Sprinkled:		Deprecated Total:	497750																																																																																																																																																																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																																																																
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More: N	Total Yard Items:	7,400		Total Special Features:					Total:			7,400																																																																																																																																																																
 <p>UnSketched SubAreas: WDK: 128, FFL: 20, SFL: 10, OFP: 18</p> <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units: 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMS: 8 BRs: 4 Baths: 1 HB: 1</p> <p>REMODELING RES BREAKDOWN</p> <table border="1"> <thead> <tr> <th>Exterior:</th> <th>No Unit</th> <th>RMS</th> <th>BRS</th> <th>FL</th> </tr> </thead> <tbody> <tr> <td>Interior:</td> <td>1</td> <td>8</td> <td>4</td> <td>M</td> </tr> <tr> <td>Additions:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>General:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Totals</td> </tr> <tr> <td></td> <td>1</td> <td>8</td> <td>4</td> <td></td> </tr> </tbody> </table> <p>SUB AREA</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor</td> <td>996</td> <td>156.480</td> <td>155,852</td> <td>BMT</td> <td>100</td> <td>RRM</td> <td>60</td> <td>G</td> <td></td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>942</td> <td>69.900</td> <td>65,845</td> <td>UAT</td> <td>100</td> <td>FLA</td> <td>40</td> <td>A</td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>900</td> <td>156.480</td> <td>140,830</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>248</td> <td>10.030</td> <td>2,488</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>206</td> <td>81.370</td> <td>16,721</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>102</td> <td>32.670</td> <td>3,333</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,394</td> <td>Total: 385,069</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1896</td> <td>Gross Are</td> <td>4010</td> <td>FinArea</td> <td>2543</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>SUB AREA DETAIL</p> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p> 																			Exterior:	No Unit	RMS	BRS	FL	Interior:	1	8	4	M	Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:					Totals						1	8	4		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	996	156.480	155,852	BMT	100	RRM	60	G		BMT	Basement	942	69.900	65,845	UAT	100	FLA	40	A		SFL	Second Floor	900	156.480	140,830							WDK	Deck	248	10.030	2,488							UAT	Upper Attic	206	81.370	16,721							OPF	Open Porch	102	32.670	3,333							Net Sketched Area: 3,394				Total: 385,069							Size Ad	1896	Gross Are	4010	FinArea	2543					
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